

Landowner Specific Narrative Summary
Larry A. Lenover, Sr. and Larry Lenover, Jr.

To date, ATXI has been unsuccessful in obtaining an easement from Mr. Larry A. Lenover, Sr. and his son, Mr. Larry A. Lenover, Jr. (both of whom own a 50% interest in the subject property). The Lenovers own one parcel totaling approximately 59 acres along the Meredosia to Ipava segment of the project in Schuyler County, Illinois. The parcel at issue has been designated internally as A_ILRP_MI_SC_041_ROW. As summarized on Exhibit 2.1, as of May 2, 2014, ATXI has contacted, or attempted to contact, the Lenovers or their attorney regarding acquiring an easement across his property on approximately 16 occasions, including 5 phone calls, 2 letters, 6 in-person meetings, and 3 emails. The Lenovers are represented by Mr. Jordan Walker of Sever Storey.

Prior to retaining Mr. Walker, a CLS land agent met with Mr. Lenover, Sr. on October 30, 2013 and presented ATXI's initial offer. ATXI also sent the Lenovers its initial offer packet, including a copy of the appraisal of their property, on January 24, 2014. During meetings with the Lenovers in the fall of 2013, they were concerned that the proposed easement would overlap an existing private 60-foot easement (an access road) they have on an adjoining neighbor's property. They requested the transmission line poles be placed at the fence line so that they may continue to utilize the access road to transport farm equipment to their fields. ATXI accommodated this request and committed to not installing the poles in the access right-of-way.

The Lenovers also expressed concern regarding the loss of timber, soil erosion, and deer and hunting leases. They made a counter offer that included payment for the area of the existing access road easement that is located their neighbor's property. The land agent informed the Lenovers that because they rejected prepaid damages, any actual damages would be paid when construction occurs. The agent also informed them that ATXI cannot accept their counteroffer because they do not own the land they are seeking additional compensation for. In a follow-up

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meeting, the Lenovers stated that the amount of compensation was no longer an issue, and they would sign the agreement once ATXI added a provision to preserve the existing easement, and its use as access. ATXI agreed to this request, but was unable to deliver the revised easement documents, which included its commitment regarding the location of the poles, to the Lenovers before they retained Mr. Walker as counsel.

On December 16, 2013, ATXI received a letter of representation from Mr. Jordan Walker. ATXI informed Mr. Walker on January 13, 2014 that it had accommodated the Lenovers easement language request. At that time, Mr. Walker stated his counteroffer for this property was twelve times the amount of the counteroffer previously rejected (as discussed above). Please see Section IX of Mr. Rick Trelz's direct testimony (ATXI Exhibit 1.0) for a discussion of the negotiations with landowners represented by Mr. Walker. As discussed there, Mr. Walker has only permitted ATXI to negotiate with him with respect to one of his clients' properties, which belongs to Ms. Denise LaCroix (whose property is the subject of another eminent domain proceeding, Docket 14-0291). During negotiations with Ms. LaCroix in early February 2014, Mr. Walker informed ATXI that he was ending negotiations for all of the landowners he represents, including the Lenovers.

Given the stalled negotiations concerning all properties represented by Mr. Walker, the parties are unlikely to reach agreement, and therefore eminent domain authority is necessary for this landowner.

Agent Checklist with Landowner

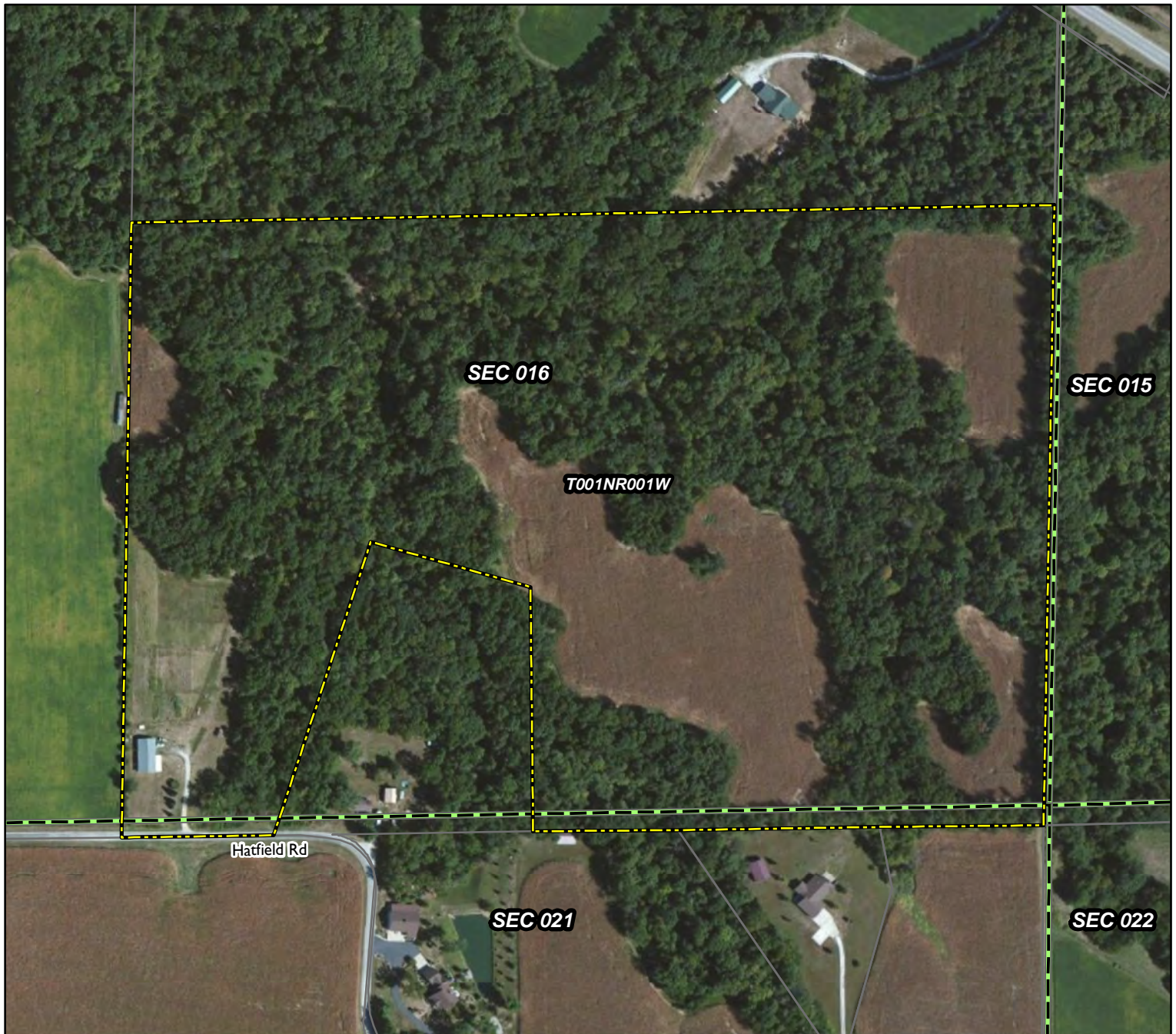
1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒
2. Initial appointment set for 10/8/2013 ☒
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☒
6. Ask the landowner they received the 14 day letter: ☒
 - a. Ask if the landowner read 14 days letter
 - b. Does landowner have any questions regarding letter:

7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner: ☒
 - a. Provide Fact Sheet about the project
 - b. Provide landowner copies of:
 - i. Small scale map of the project
 - ii. Sketch and description of type of facilities/structures
 - iii. Approximate location of facilities
 - iv. Option for Easement including exhibit showing length and width of the easement area
 - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable ☐
11. Complete Construction Questionnaire, including name of tenant, if applicable ☒
12. Provide EMF brochure, if requested ☐
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
14. Agent Name (Print and Sign) Kevin Carlson ☐

Schuyler County, IL

Schuyler, IL

Tax ID: 1416400008



Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.

Route Adjacent Tracts
Tracts Section Boundary

0 112.5 225 450 675 Feet

Larry Lenover

Tract No.:A_ILRP_MI_SC_041

Date: 5/8/2014

AMEREN TRANSMISSION
ILLINOIS RIVERS PROJECT
MEREDOSIA TO IPA VA
345 KV TRANSMISSION LINE

EXHIBIT 1

A 1.020 ACRE TRACT OF LAND SITUATED IN THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE 4TH PRINCIPAL MERIDIAN, SCHUYLER COUNTY, ILLINOIS, AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO LARRY A. LENOVER, SR. AND LARRY A. LENOVER, JR., RECORDED IN BOOK 359, PAGE 141 OF THE DEED RECORDS OF SCHUYLER COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTH 1/2;

THENCE SOUTH 89 DEGREES 22 MINUTES 05 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTH 1/2, A DISTANCE OF 75.02 FEET TO A POINT FOR CORNER;

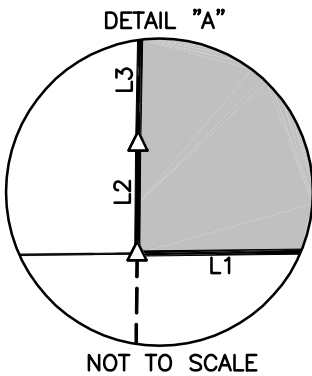
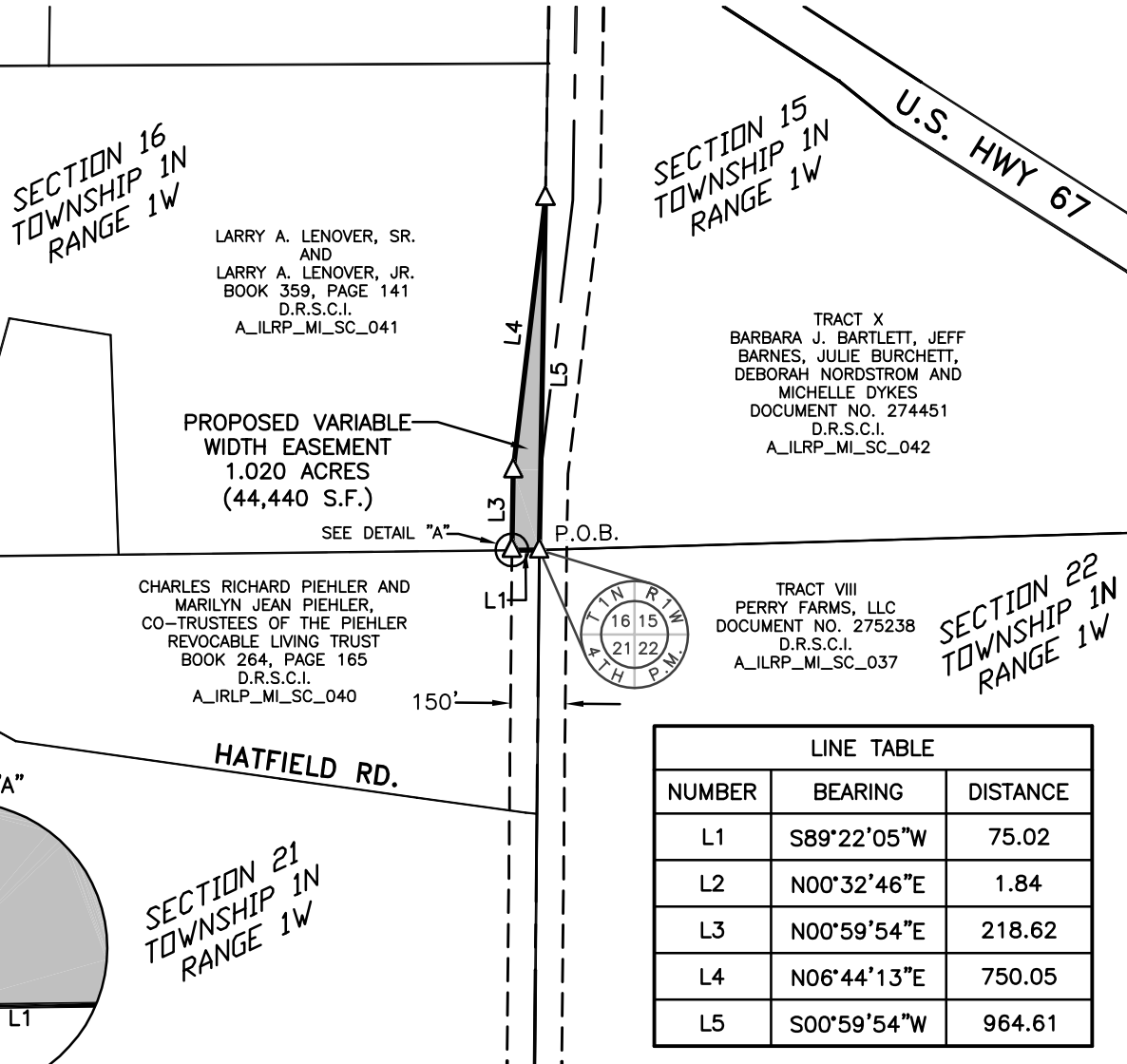
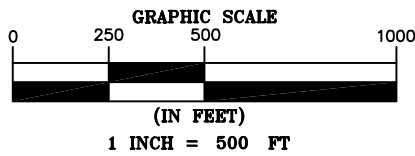
THENCE NORTH 00 DEGREES 32 MINUTES 46 SECONDS EAST, LEAVING SAID SOUTH LINE, A DISTANCE OF 1.84 FEET TO A POINT FOR CORNER;

THENCE NORTH 00 DEGREES 59 MINUTES 54 SECONDS EAST, A DISTANCE OF 218.62 FEET TO A POINT FOR CORNER;

THENCE NORTH 06 DEGREES 44 MINUTES 13 SECONDS EAST, A DISTANCE OF 750.05 FEET TO A POINT FOR CORNER IN THE EAST LINE OF SAID SOUTH 1/2;

THENCE SOUTH 00 DEGREES 59 MINUTES 54 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 964.61 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 44,440 SQUARE FEET OR 1.020 ACRES OF LAND, MORE OR LESS.

EXHIBIT 1

**LEGEND**

D.R.S.C.I.	DEED RECORDS SCHUYLER COUNTY, ILLINOIS
P.O.B.	POINT OF BEGINNING
△	CALCULATED POINT
---	SECTION LINE (APPROXIMATE)
---	PROPERTY LINE (APPROXIMATE)
---	PROPOSED EASEMENT CENTERLINE
---	PROPOSED EASEMENT

NOTES:

1. ALL INFORMATION SHOWN HEREON IS FOR PRELIMINARY PURPOSES ONLY AND IS NOT TO BE RECORDED FOR ANY REASON.
2. BOUNDARY LINES SHOWN HEREON ARE CALCULATED FROM BOTH RECORD INFORMATION AND PRELIMINARY ON THE GROUND SURVEY INFORMATION. FINAL EASEMENT DOCUMENTATION WILL BE PROVIDED UPON COMPLETION OF THE FINAL SURVEY.
3. SURVEYING AND MAPPING, INC. ACCEPTS NO LIABILITY WITH RESPECT TO THE ACCURACY OF THE RECORD INFORMATION PROVIDED BY OTHERS.

STATE OF ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.006475

SHEET 02 OF 02

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 10/01/2013
SCALE: 1" = 500'
TRACT ID: A_ILRP_MI_SC_041
DRAWN BY: ICM



PURCHASE OPTION EXHIBIT
150' TRANSMISSION LINE EASEMENT
MEREDOSIA TO IPA VA
SECTION 16, TOWNSHIP 1 NORTH, RANGE 1 WEST
OF THE 4TH PRINCIPAL MERIDIAN
SCHUYLER COUNTY, ILLINOIS

A_ILRP_MI_SC_041_POE.DWG